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AND UPON the full payment of all of said note and the interest thereon, and all moneys advanced or expended as herein provided, and all other proper costs, charges, commissions and expenses, at any time before the sale hereinafter provided for, the Trustees or the survivor of them shall, at the expense of the party (ies) of the first part, cancel, release and discharge the said described premises from the operation of this Deed of Trust.

AND UPON THIS FURTHER TRUST, upon any default being made in the payment of the said note and interest as therein provided, or in the payment of any taxes, water rent, special assessments, fire or other hazard insurance, all as hereinafter provided, or upon failure or neglect faithfully and fully to keep and perform any of the other conditions or covenants herein provided; then upon any and every such default being so made as aforesaid, and not made good as herein provided, the said parties of the second part, or the survivor of them, or the substituted Trustee acting in the execution of this trust shall have power, and it shall be their or his duty to sell the above described property at public auction, for cash, at such time and place in Frederick County as the said Trustees may designate, after giving at least twenty days previous notice of such sale inserted in some newspaper published in Frederick County, Maryland, and to convey the same, upon compliance with the terms of sale, to and at the cost of the purchaser or purchasers thereof; and shall apply the proceeds of such sale to the payment, in the first place, of all costs, expenses, taxes, assessments or liens prior to the lien of this Deed of Trust, charges and insurance premiums herein provided, together with the expenses attending such sale, including the usual equity commissions and reasonable counsel fee, and then to the payment of the said note, whether the same shall be due or not, and the interest thereon to date of payment, it being agreed that said note shall upon such sale being made before the maturity of said note, be and become immediately due and payable at the election of the holder thereof, and the surplus, if any, shall be paid to the said party (ies) of the first part or its (their) assigns, or to whomsoever may be lawfully entitled to receive the same.

That if default should occur in the performance of any of the things herein covenanted to be done and performed by the party (ies) of the first part and the property herein conveyed shall be advertised for sale under the power of sale herein contained, then and if from any cause said sale shall not be made as provided in said advertisement of sale, in that event the costs and expenses of sale which have accrued up to the time of the discontinuance of said sale, including counsel fees and one-half commissions